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The City South Community Plan consists of approximately 73 square miles in the limited purpose area annexation and city limits, and is bound by IH Loop 410 on the north, IH 37 on the east, a meandering line 1350 feet south of the centerline of the Medina River (as defined by the Texas Department of Transportation) on the south, and IH 35 on the west. Approximately 57 square miles are located within the limited purpose annexation area, and 16 square mile are contained within the existing city limits. Comprising the predominant use, approximately 36% percent of the study area is agricultural land and 30% is vacant agricultural land. The remainder of the study area includes a range of land uses. Undeveloped or underdeveloped lands comprise about 9% percent of the planning area. Approximately 6% percent of the area currently is residential. Commercial and industrial uses comprise about 2% percent each of the land area. Public or institutional uses comprise the remaining area. According to the 2000 U.S. Census, the area contains 2,317 housing units and has a population of 7,641 residents.

Soils and Biodiversity

The planning area's landscape sustains fertile, gentle rolling soils of the Blackland Prairie. Historically known as *la brasada*, *el monte* or *el chaparral*, these soils of dark clay and sandy loam were covered with grasses, and later provided working soils for cotton-production until the 1930s. The original tall bunch grass has been replaced by Buffalo grass and Texas

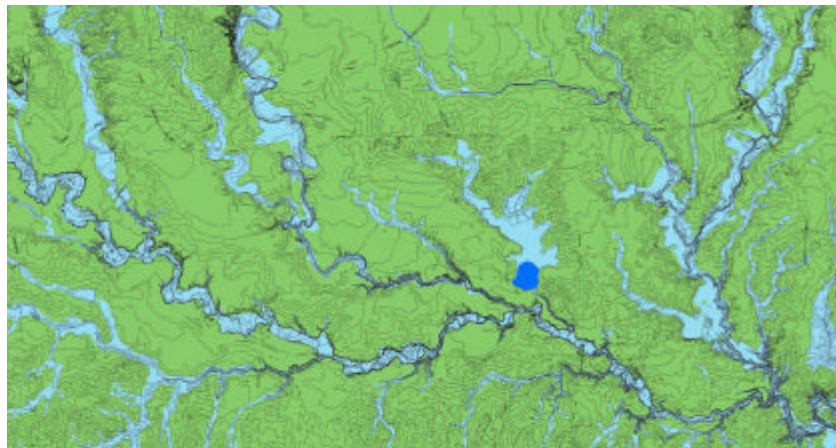
grama. A variety of oaks, pecan, hackberry, elm and mesquite can be found along streams. The dry land vegetation consists of small trees, shrubs, cactus, forbes and grasses. The planning area's Coastal Plains soils support brush lands that provide a dense cover for a variety of wildlife, and are utilized for cattle raising. The principal plants are mesquite, small live



oak, post oak, prickly pear cactus, catclaw, blackbrush, whitebrush, huajillo, huisache, and cenizo.

Water Resources

The surface water resources in the planning area include the San Antonio and Medina Rivers, and the Comanche, Minita, Medio, Indian, Leon, and Salado Creeks. The San Antonio River Basin, approximately 4,180 square miles, is bordered on the west by the Nueces River Basin and on the east by the Guadalupe River Basin. Most of the San Antonio River Basin is rural, particularly in the southern half. The Medina River, a spring-fed tributary of the San Antonio River, rises in north and west prongs that originate in springs in the Edwards Plateau divide of northwest Bandera County and con-



verge near the town of Medina. The river then flows southeast for 116 miles where it meets the San Antonio River.

Several creeks that converge with these rivers, are lined with dense riparian habitats bordered by farms and ranches. Leon

Creek rises seven miles northeast of the city of Leon Springs in northwest Bexar County, runs through Leon Valley and the western portion of San Antonio and flows into the Medina River. Two streams that flow into Leon Creek are Indian Creek and Comanche Creek. Another



intermittent stream, Medio Creek, empties into the Medina River. Minita Creek rises south of Loop 410 and runs southeast to its mouth on the San Antonio River. Minita Creek is dammed midway through its course to form Lake Cassin. Salado Creek, which rises in Fair Oaks Ranch in northern Bexar County, flows through the eastern portion of San Antonio and the planning area, to its mouth on the San Antonio River.

A well-known lake in the planning area, Mitchell Lake, historically was called *Laguna de los Patos* (*Lake of the Ducks*) and used by Spanish settlers in the early 1700s as a watering hole for cattle. In the late 1800s, the site was owned by the Mitchell family and was popular for waterfowl hunting. Shortly after the turn of the nineteenth century, the lake was purchased by the City of San Antonio and a dam was constructed to create one of the earliest centralized wastewater treatment facilities for the City. In the late 1930s, the Rilling Road

Wastewater Treatment Plant was built upstream of the lake to increase capacity and improve effluent water quality. The Rilling Road Wastewater Plant continued to discharge into the lake until 1987 when Dos Rios Water Treatment Plant was established. The City started efforts to reclaim the area in 1973 by declaring the lake a refuge for shore birds and waterfowl. Since 1992, the San Antonio Water System has spent more than \$1 million in planning for the development of Mitchell Lake and the surrounding area as an educational and research wetlands project that will promote ecotourism. Plans include a managed wetland for a waterfowl and shore bird ecosystem, the use of lake water for irrigation of the adjacent Mission Del Lago Golf Course, continued water quality assessment of the lake, and the conceptual design of amenities for continued lake area use by the public for education and research.

Victor Braunig Lake, formerly known as East Lake, is situated directly east of the planning area on the Arroyo Seco in the San Antonio River basin. Owned and operated by SAWS, the lake is a popular recreation area and a source for condenser-cooling water for a steam-electric generating plant. Completed in December 1962, the lake has a capacity of 26,500 acre-feet, a surface area of 1,350 acres at operating water elevation of 507 feet above mean sea level, and a drainage area of nine square miles.

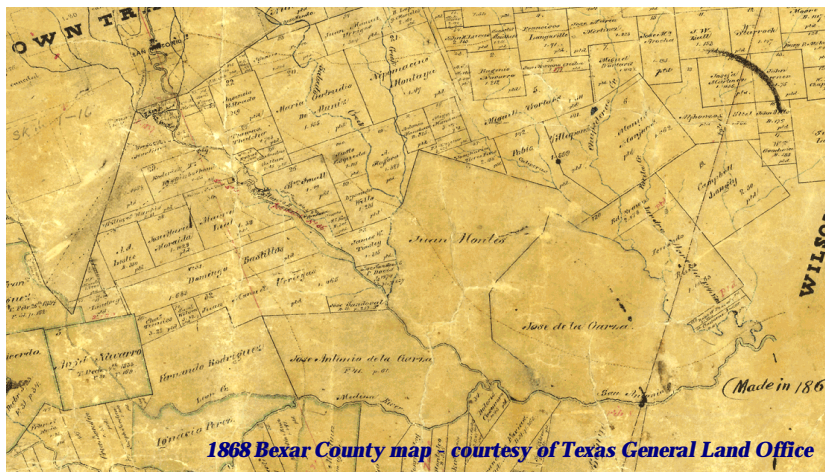
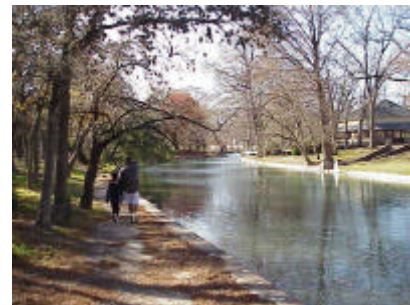
The Edwards-Trinity Aquifer underlies the planning area and yields fresh to slightly saline water. Directly south of the planning area is the recharge zone for the Carrizo-Wilcox Aquifer, one of the most extensive water-bearing formations in Texas. This aquifer furnishes water to wells yielding fresh to slightly saline water that is acceptable for most irrigation, public supply and industrial uses. SAWS is currently constructing an Aquifer Storage Recovery Facility to store drinking water underground. The technology utilizes existing formations to store water. In addition to the water storage facility, SAWS is constructing a water treatment plant for Carrizo-Wilcox water southeast of the planning area. This plant will reduce pumping from the Edwards Aquifer during summer months and during drought conditions.

Parks and Open Space

Several parks are located in the regional planning area. The Mission del Lago Golf Course is a 182.7 acre facility operated by the City of San Antonio. In addition to the golf course, and adjacent to Mitchell Lake, is one of the newest residential developments, the Mission del Lago subdivision. A tax increment finance (TIF) project of the City of San Antonio, the subdivision provides affordable home sites.

The Medina River Park, owned by the City of San Antonio, is located directly to the east of the planning area along State Highway 16 and the Medina River. The park consists of 362 undeveloped acres that is planned to become a large urban park.

The Land Heritage Institute of the Americas, a land-based education, training, recreation and research facility, is located within the planning area on the Medina River. The Institute is located on a portion of the formerly proposed Applewhite Reservoir site owned by SAWS. Plans for the Institute include a training facility with satellite interpretive center and conference/retreat center. The Institute will interpret historic land use practices that include Antebellum period cash-crop farming, Spanish Colonial ranching and indigenous hunting-gathering. Additionally, the area exhibits extraordinary biodiversity, including four wetland areas and nine major vegetation types. Trails will be established along the Medina River and will potentially link to the Leon Creek Greenway, Mission Trails, Mitchell Lake, and Medio creek.



lands (operating and fallow), according to Bexar Appraisal District, with an average operating farm size of 80 acres. Many of these farming and ranching properties follow the configuration of the Spanish land grants, or *porciones*, that provided equal access to water. Numerous *porciones* were located along the southern banks of the Medina River. Other large Spanish ranch holdings in the Southside area were owned by the Rivas, Delgado, Navarro, Ruiz, Pérez, De la Garza, Losoya, and Montes de Oca families. *Pobladores*, or settlers, were compensated with vast land holdings in this semi-arid climate to round-up wild cattle and horses, or *mesteños*, and to raise sheep and hogs for export to San Antonio de Bexar, or south

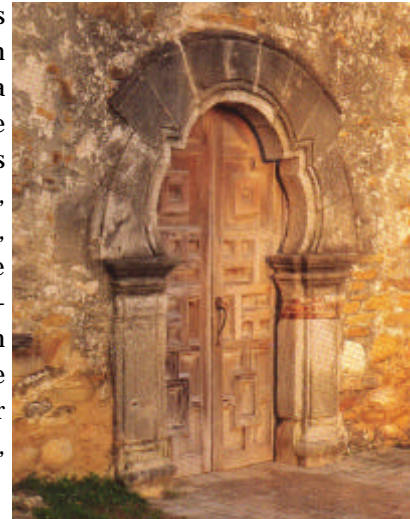
Crop Agriculture and Ranching

The planning area comprises a portion of Bexar County's agricultural lands. According to the 1997 Census of Agriculture, Bexar County has 1964 farms and 447,824 acres in agriculture. In Bexar County, the average size farm is 228 acres. Agri-business takes advantage of the Blackland

Prairie and Coastal Plains soils. Today, Bexar County supports 177,217 acres of cropland, of which seven percent is irrigated. Cattle, hogs, sheep, and chickens are raised, while the primary crops are sorghum, corn, wheat, hay, and alfalfa. The planning area maintains 29,119 acres in agricultural

to Saltillo. Large Spanish ranch homes, or *casa mayores*, were generally constructed in a U-shape compound of stone or caliche *adobe*, had flat roofs, gun or air ventilation slits in the walls, and were surrounded by a brush *palisado* fence. Other ranch structures were picket huts (*jacales*), lean-tos, and dugouts.

Ranching was first conducted by the Franciscans on Spanish mission lands centering around the San Antonio River. After 1750, following peace with the Apaches, private ranches were settled along the rivers. One of the largest ranches was owned by José Antonio de la Garza, born in San Antonio de Béxar on May 31, 1776, the son of Leonardo de la Garza and Magdalena Martínez. With permission of the Spanish governor, Garza became the first person to coin money in Texas. On one side of the coin were his initials, "JAG," and the date 1818; on the other side was a single star, which may have inspired the state's "Lone Star" symbol. In 1824, Garza became one of the largest landowners in Bexar County when he received Mexican title to two leagues of land. His extensive ranchlands lay near the San Antonio and Medina rivers. He purchased San Francisco de la Espada Mission in the early 1830s, and in the 1840s he moved into an 1801 house near Calaveras Lake in southeast Bexar County. The house, a two-story structure, served as a church, school, and community center.



Oil Production

Oil was first discovered in Bexar County in 1889. A series of small discoveries in McMullen, Calhoun, and San Patricio counties, the opening of the Piedras Pintas field in Duval County and the Mission field in Bexar County in 1907 spurred oil production in Southwest Texas. The Somerset field, discovered accidentally during drilling for a water well in 1913, went into major development in 1920 and brought the first sizable oil production to the area. After the

ship channel was completed in Corpus Christi in 1926, Humble built a small refinery at Ingleside. A large number of small plants also opened in Corpus Christi, Refugio, and Port Lavaca during the 1930s. The Grayburg Oil Company of San Antonio extended the old Somerset field with deeper drilling and produced about 1,000 barrels of oil per day, which the company ran to its local refinery; products were sold in a dozen Grayburg stations in the area. Since World War II, oil

has represented a significant part of the area's economy. In 1990, all Bexar County wells produced 550,793 barrels of crude oil. According to the Texas Railroad Commission, Bexar County produced 237,5114 barrels of crude oil in 1996, and 148,319 barrels of oil in 2001, showing an overall decline in production during the last decade. Most recently, in 2003, all of Bexar County had 4,350 producing oil wells and 160 natural gas wells.

Manufacturing and Trade

With the establishment of a Toyota manufacturing plant and the expansion of international trade, industrial uses may expand in the planning area. The expansion of commercial truck servicing and travel related commerce would accompany these activities.



In February 2003, the Toyota Motor Corporation announced the selection of a south San Antonio site to construct a plant that would manufacture Toyota Tundra trucks. The 2200 acre site is located east of Applewhite Road between the Leon Creek and the Medina River. Public financial commitments and economic incentives were instrumental in Toyota's decision to locate in San Antonio. The State of Texas will dedicate \$67 million for road improvements, workforce training assistance, and a rail district/training center. Bexar County has committed \$18.2 million for roadway improvements, a 10 year tax abatement, and the Bexar County Rail District. The City of San Antonio will provide \$37 million for land acquisition, site improvements, a training facility and financing. Southwest Independent School District will participate in a tax abatement to be followed by a voluntary payment by Toyota at a later date. Production is anticipated to begin in the fall of 2006. The economic impact of the Phase I manufacturing plant will be 2000 full-time direct jobs, an annual direct payroll of \$90-100 million, and \$800 million in planned capital investment, representing a significant economic boom to the San Antonio area and South Texas.

The enactment of the North American Free Trade Agreement (NAFTA) on January 1, 1994, along with sustained national economic growth has significantly increased trade between the U.S. and Mexico. This in-

crease in economic activity has contributed to the rise in commercial truck traffic in south Texas. Truck traffic volumes will continue to increase on IH-35, a principal trade corridor to Mexico along the western edge of the planning area.

Likewise, rail cargo shipments are increasing as a result of international trade. Union Pacific Railroad provides the primary rail connection between the U.S. and Mexico. Union Pacific Railroad is one of the largest intermodal carriers – transporting truck trailers and marine containers. Presently, Union Pacific Railroad is planning an intermodal terminal to handle the increasing number of cargo transfers in San Antonio. In a recent action, Bexar County has established a rail district to provide access by a second railroad company to the Toyota plant in an effort to encourage competitive pricing. To the north of the planning area, Brooks City Base and Stinson Municipal Airport may generate development in the planning area. Brooks City Base, a partnership of the City of San Antonio and the U.S. Air Force, will support economic development. The Brooks City Base master plan calls for a high intensity, mixed-use development that will include office, research/development, light industrial, institutional, hotel/recreational, and retail uses. Stinson Municipal Airport is the second oldest general aviation airport in continuous operation in the United States. As the pri-

mary reliever for general aviation traffic in San Antonio, Stinson services operators of light aircraft, individuals and private aviation companies.

Located just north of the planning area, the former Kelly Air



Force base, now known as Kelly USA, is being developed under the charge of the Greater Kelly Development Authority. Developing as a major business and industrial park, Kelly USA will continue to grow as a warehouse and distribution center for truck and rail cargo, and will also contribute to the area's growth. To better access Kelly USA, the proposed new Kelly Parkway will extend from US Highway 90 and General Hudnell, parallel Quintana Road and connect Loop 410, IH-35 and State Highway 16. The *Kelly Parkway Aesthetics and Landscape Master Plan* recommends a series of urban design elements including landscaping, special lighting, hike and bike trails, public art and distinctive design elements at major intersections, portraying historical themes of San Antonio. It is likely that future commercial and industrial development will follow the construction of this "signature" expressway.

Table 1
SOUTHSIDE DEMOGRAPHIC PROFILE AND COMPARISON
Southside Area, San Antonio & Bexar County
2000 Census Statistics

		POPULATION					
		SOUTHSIDE AREA		CITY OF SAN ANTONIO		BEXAR COUNTY	
TOTAL COUNT		7,641		1,144,646		1,392,931	
CENSUS TABLES	DESCRIPTION	SOUTHSIDE	%	CITY	%	COUNTY	%
RACE	Hispanic	6,217	81.4%	671,394	58.7%	757,033	54.3%
	Anglo	1,241	16.2%	364,357	31.8%	496,245	35.6%
	African American	68	0.9%	78,120	6.8%	100,025	7.2%
	Other Non-white	115	1.5%	30,775	2.7%	39,628	2.8%
	totals	7,641	100.0%	1,144,646	100.0%	1,392,931	100.0%
SEX	Male	3,965	51.9%	553,245	48.3%	677,541	48.6%
	Female	3,676	48.1%	591,401	51.7%	715,390	51.4%
	totals	7,641	100.0%	1,144,646	100.0%	1,392,931	100.0%
AGE	Under 5 Yrs	569	7.4%	91,872	8.0%	109,317	7.8%
	5 to 17 Yrs	1,929	25.2%	233,770	20.4%	285,965	20.5%
	18 to 24 Yrs	881	11.5%	122,890	10.7%	148,645	10.7%
	25 to 44 Yrs	1,986	26.0%	356,570	31.2%	429,503	30.8%
	45 to 64	1,685	22.1%	220,023	19.2%	275,187	19.8%
	Ages 65+	591	7.7%	119,521	10.4%	144,314	10.4%
	totals	7,641	100.0%	1,144,646	100.0%	1,392,931	100.0%
INCOME LEVELS							
(INDIVIDUAL VALUES)	Per Capita	\$10,810	—	\$17,487	—	\$18,363	—
(MEDIAN VALUES)	Household	\$28,590	—	\$36,214	—	\$38,328	—
POVERTY LEVELS							
FOR ALL INDIVIDUALS	Below Poverty	1,998	27.2%	193,731	17.3%	215,736	15.9%
EDUCATION ATTAINMENT							
POPULATION 25 YRS +	Less than 9th Grade	1,124	26.4%	86,799	12.5%	95,962	11.3%
	9th to 12th Grade	809	19.0%	86,764	12.5%	99,918	11.8%
	High School Diploma	1,281	30.0%	168,209	24.2%	206,345	24.3%
	some College	855	20.1%	203,570	29.2%	254,325	30.0%
	Bachelor's Degree	145	3.4%	95,761	13.7%	121,669	14.3%
	Graduate Plus	49	1.1%	54,919	7.9%	70,785	8.3%
	totals	4,263	100.0%	696,022	100.0%	849,004	100.0%
	% High School Plus	54.7%	—	75.1%	—	76.9%	—

Table 2
SOUTHSIDE DEMOGRAPHIC PROFILE AND COMPARISON
Southside Area, San Antonio & Bexar County
2000 Census Statistics

		SOUTHSIDE AREA		CITY OF SAN ANTONIO		BEXAR COUNTY	
TOTAL COUNT		2,317		433,122		521,359	
		SOUTHSIDE	%	CITY	%	COUNTY	%
OCCUPANCY	Occupied	2,130	91.9%	405,474	93.6%	488,942	93.8%
	Vacant	187	8.1%	27,648	6.4%	32,417	6.2%
HOUSING TENURE							
OWNER OCCUPIED	Total Units	1,659	77.9%	235,699	58.1%	299,153	61.2%
	Median Value	\$48,020	-----	\$68,800	-----	\$74,100	-----
	Median Year Built	1977	-----		-----		-----
RENTER OCCUPIED							
	Total Units	471	22.1%	169,775	41.9%	189,789	38.8%
	Value	\$320	-----	\$549	-----	\$556	-----
UNITS IN STRUCTURE							
TOTAL HOUSING UNITS	Single Family	1,600	69.1%	278,800	64.4%	343,108	65.8%
	Multi-Family	45	1.9%	145,467	33.6%	157,579	30.2%
	Mobile Homes	670	28.9%	8,399	1.9%	19,967	3.8%
	Other	2	0.1%	456	0.1%	705	0.1%

Note: Southside area reflects combined census block groups south of Loop 410, between IH 35 to the west and IH 37 to the east, and a 1350' buffer south of the Medina River

Source: 2000 Census of population and housing, SF-3 Data

Prepared by the City of San Antonio Planning Department - GIS Division, April 2003

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